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**STOCKS, SHARES, AND MONEY.**

**I N C R E A S E O F C A P I T A L**

METROPOLITAN MUTUAL PERMANENT BUILDINGS  
AND INVESTMENT ASSOCIATION (LIMITED).

**I N C R E A S E .**

To meet the rapidly increasing business of the Association (the largest Mutual Permanent Building Society having been established), the directors, in accordance with the wishes of the shareholders, now offering a further issue of 3000 shares of £5 EACH,  
available in full by instalments of 5s. per share per month.  
The new shares will be issued at par value of 10s. per annum in paid-  
half-crown on these shares, besides profits.  
Capitalists and others will find this a secure and profitable invest-  
ment, as the shares are secured by first-class mortgages being invested in care-  
fully selected mortgage securities ONLY.  
If the demand for these shares is necessary, as the greater portion  
are already taken up.  
Full particulars can be obtained at the office of the Association,  
216, City Road, or early application to the Secretary,  
**ROBERT W. CONWAY, Manager of the Association.**

**M O N E Y M O N E Y M O N E Y**

**R E A D P E R M A N E N T M O N E Y**

Office No. 124, Oxford-street.

The Company advances upon ANY REASONABLE security offered, and persons can be made to suit the Co., if desired.

Persons borrowing \$10	66	10
" " " " " " " "	30	18
" " " " " " " "	30	25 1/2
" " " " " " " "	30	30
" " " " " " " "	50	43
" " " " " " " "	50	50

And a large amount of business is done on such or other arrangements of repayment could be made on ANY WAY to suit the borrower.

## MONEY.

### COLONIAL TRADING CO. LTD., LTD.

### BANKING COMPANY AND DISCOUNT

20, Market and Canal Streets, SINGAPORE.

The operations of this Company embrace the following branches:

1. Promissory notes, acceptances, bills of exchange discounted daily.
2. Mortgages effected on city, suburban, and country property.
3. Money advanced on deposit of deeds, with or without title.
4. Advances on bill of lading, warehouse receipts, and bills of sale, bonded consols, shares and scrip of public companies, etc.
5. Advances on bills of exchange, bills of exchange, bills of sale, bonded consols, shares and scrip of public companies, etc.
6. Advances on bills of exchange, bills of exchange, bills of sale, bonded consols, shares and scrip of public companies, etc.
7. Advances on bills of exchange, bills of exchange, bills of sale, bonded consols, shares and scrip of public companies, etc.
8. Advances on bills of exchange, bills of exchange, bills of sale, bonded consols, shares and scrip of public companies, etc.
9. Advances on bills of exchange, bills of exchange, bills of sale, bonded consols, shares and scrip of public companies, etc.
10. Advances on bills of exchange, bills of exchange, bills of sale, bonded consols, shares and scrip of public companies, etc.

All communications, private, confidential, or otherwise, addressed to the Company, will be received and attended to.

**LONDON LOAN AND DISCOUNT BANK**  
 109, ELIZABETH-STREET SOUTH (next to James School),  
 FIRST FLOOR, ROYAL EXCHANGE BUILDING, LONDON.  
**SPECIAL NOTICE.**  
 The Directors place before these desirous of obtaining advance upon their bills, the following list of securities, which, in view of transacting business is highly commended; CONCESSIONS being granted whenever the same are offered.

**ADVANCES MADE UPON**  
**BILLS OF SALE** on furniture, without possession, from 15 to 25 per cent. on value; **SAVINGS BANK** deposits, **RAILWAY** and **NAVY** certificates, **Bonded Certificates**, **Annuities**, **Personal Effects**, **and** **all** **other** **valuable** **securities**, **at** **the** **lowest** **possible** **rate**.

**NON PAYABLE** **ANY** **REASONABLE** **SECURITY** **at** **the** **lowest** **possible** **rate**.

**REPAYMENTS** **BY** **WEEKLY**, **MONTHLY**, **or** **QUARTERLY** **instalments** **at** **the** **lowest** **possible** **rate**.

**ALL** **communications** **and** **interviews** **required** **strictly** **confidential**.

**FORMS** **of** **CALCULATIONS** **Address** **THE** **SECRETARY**,  
**LONDON** **LOAN** **AND** **DISCOUNT** **BANK**,  
**Office** **hours**, **9 to 5 p.m.** **Monday** **and** **Saturday** **evenings**, **6 to 8**.

**MONEY** **TO** **LEND** **ON** **MORTGAGES** **at** **the** **lowest** **possible** **rate**.

**ADVANCES** **made** **during** **periods** **of** **building** **in** **city** **and** **suburbs**,  
**at** **current** **rates** **of** **interest**.

Apply to **W. W. HILLIARD**, **Solicitor**, **65, RUSSELL** **SQUARE**,  
**LONDON**, **W.C.1**.

**MONEY TO LEND.**—THE TRUSTEES OF THE Savings Bank are prepared to Lend Money at 6 per cent, on mortgage of approved freehold property. **W. H. CUFF, Managing Trustee.**

**MONEY FOR INVESTMENT (various sums), on Freehold.**—**H. J. CLIMBERG, Solicitor, Merchant and Banker.**

**MONEY TO LEND.**—**W. J. HARRIS, Solicitor, 12, CROIGH, and WILLIAMS, Bridge-street.**

**MONEY RECEIVED ON FIXED DEPOSIT.**—**Savings Permanent Freehold Land and Building Society, Office, Temperance Hall.**

**J. W. WATKIN, Manager.**

**UNION LOAN AND DISCOUNT COMPANY.**

**OFFICES:** 700, GEORGE-STREET (first floor), 3 doors from A. Horsden and Son's.

**Hours—2 to 5.**

**MONEY ADVANCED upon PERSONAL and other security,**  
payable by instalments, as follows:—

£10 by weekly instalments of .. .. .	.. .. .	£8 4 0
" " " " " " " " " " " " " "	.. .. .	0 7 6
" " " " " " " " " " " " " "	.. .. .	0 10 0
" " " " " " " " " " " " " "	.. .. .	0 17 6
" " " " " " " " " " " " " "	.. .. .	1 0 0
" " " " " " " " " " " " " "	.. .. .	1 5 9

And in due proportion up to £100.

**SPECIAL NOTICE.**

To Borrowers not able to transact business during the week,  
these offices will open Monday and Saturday evenings, from  
7 to 9.

72, GEORGE-STREET, first floor,  
Edinburgh, for all terms.

**TO MONEY LEND FREEHOLD AND LEASEHOLD PROPRIETORS.**

MONEY Lent on mortgage of properties, in sums from £50 to £500, upon the weekly, monthly and quarterly repayment system. Money lent on deposit of deeds, without the necessity of a valuation or insurance being effected.

Apply to the Manager, UNION LOAN, MORTGAGE, and DISCOUNT COMPANY, 5, Gresham Street, MARK LANE, LONDON.

**WANTED.** £100, £250 interest-free; payable in 15 monthly instalments. E. P. Post Office.

**WANTED** to Borrow, £10,000, at 5% per centum.

COOGE HILL ESTATE  
NEXT WEDNESDAY.  
UPSET PRICE, \$15 PER BLOCK.  
HARDIE AND OORMAN.  
DON'T FORGET THE GREAT SALE AT  
THE CROFTON CROFTON  
NEXT SATURDAY, 15th DECEMBER, 1898,  
on the GROUND, at 3 o'clock.  
PALMER and THOMPSON, Auctioneers.  
Horses and Vehicles.  
LANDAU for SALE, to be seen at the Herald Office.  
Buggies, Buggies, Waggon, Carriage.  
The largest, cheapest, and best assortment in the colony.  
Buggies, \$250; Waggon, \$150; Carriage, \$100.  
JOHN ROBERTSON & CO.  
STEAM COACH and BUGGY MANUFACTURERS,  
Fitzroy Street, Melbourne.

N.B.—Country visitors are invited to inspect the works.

**WANTED,** Twenty head of Drafted Colons, 12 to 14 lbs. weight. Kite's Quarry, Pitt-street. Apply on Monday next.

**WE** have for private sale, one hooded steamer, 15 H.P., 55 H.T., 12 ft. long, 4 ft. 6 in. beam, 18 months old. It is the most fashionable and the latest one manufactured, cost £150, and now to be sold at a bargain.

**A** QUARTER BAY HORSE, now of Mares, and Buggy for SALE, very good. O. O. G. P. CO.

**N**EWCASTLE, 218; strong Van, 212; Dogcart's 210; 211; 212; 213; 214; 215; 216; 217; 218; 219; 220; 221; 222; 223; 224; 225; 226; 227; 228; 229; 230; 231; 232; 233; 234; 235; 236; 237; 238; 239; 240; 241; 242; 243; 244; 245; 246; 247; 248; 249; 250; 251; 252; 253; 254; 255; 256; 257; 258; 259; 260; 261; 262; 263; 264; 265; 266; 267; 268; 269; 270; 271; 272; 273; 274; 275; 276; 277; 278; 279; 280; 281; 282; 283; 284; 285; 286; 287; 288; 289; 290; 291; 292; 293; 294; 295; 296; 297; 298; 299; 300; 301; 302; 303; 304; 305; 306; 307; 308; 309; 310; 311; 312; 313; 314; 315; 316; 317; 318; 319; 320; 321; 322; 323; 324; 325; 326; 327; 328; 329; 330; 331; 332; 333; 334; 335; 336; 337; 338; 339; 340; 341; 342; 343; 344; 345; 346; 347; 348; 349; 350; 351; 352; 353; 354; 355; 356; 357; 358; 359; 360; 361; 362; 363; 364; 365; 366; 367; 368; 369; 370; 371; 372; 373; 374; 375; 376; 377; 378; 379; 380; 381; 382; 383; 384; 385; 386; 387; 388; 389; 390; 391; 392; 393; 394; 395; 396; 397; 398; 399; 400; 401; 402; 403; 404; 405; 406; 407; 408; 409; 410; 411; 412; 413; 414; 415; 416; 417; 418; 419; 420; 421; 422; 423; 424; 425; 426; 427; 428; 429; 430; 431; 432; 433; 434; 435; 436; 437; 438; 439; 440; 441; 442; 443; 444; 445; 446; 447; 448; 449; 450; 451; 452; 453; 454; 455; 456; 457; 458; 459; 460; 461; 462; 463; 464; 465; 466; 467; 468; 469; 470; 471; 472; 473; 474; 475; 476; 477; 478; 479; 480; 481; 482; 483; 484; 485; 486; 487; 488; 489; 490; 491; 492; 493; 494; 495; 496; 497; 498; 499; 500; 501; 502; 503; 504; 505; 506; 507; 508; 509; 510; 511; 512; 513; 514; 515; 516; 517; 518; 519; 520; 521; 522; 523; 524; 525; 526; 527; 528; 529; 530; 531; 532; 533; 534; 535; 536; 537; 538; 539; 540; 541; 542; 543; 544; 545; 546; 547; 548; 549; 550; 551; 552; 553; 554; 555; 556; 557; 558; 559; 560; 561; 562; 563; 564; 565; 566; 567; 568; 569; 570; 571; 572; 573; 574; 575; 576; 577; 578; 579; 580; 581; 582; 583; 584; 585; 586; 587; 588; 589; 590; 591; 592; 593; 594; 595; 596; 597; 598; 599; 600; 601; 602; 603; 604; 605; 606; 607; 608; 609; 610; 611; 612; 613; 614; 615; 616; 617; 618; 619; 620; 621; 622; 623; 624; 625; 626; 627; 628; 629; 630; 631; 632; 633; 634; 635; 636; 637; 638; 639; 640; 641; 642; 643; 644; 645; 646; 647; 648; 649; 650; 651; 652; 653; 654; 655; 656; 657; 658; 659; 660; 661; 662; 663; 664; 665; 666; 667; 668; 669; 670; 671; 672; 673; 674; 675; 676; 677; 678; 679; 680; 681; 682; 683; 684; 685; 686; 687; 688; 689; 690; 691; 692; 693; 694; 695; 696; 697; 698; 699; 700; 701; 702; 703; 704; 705; 706; 707; 708; 709; 710; 711; 712; 713; 714; 715; 716; 717; 718; 719; 720; 721; 722; 723; 724; 725; 726; 727; 728; 729; 730; 731; 732; 733; 734; 735; 736; 737; 738; 739; 740; 741; 742; 743; 744; 745; 746; 747; 748; 749; 750; 751; 752; 753; 754; 755; 756; 757; 758; 759; 760; 761; 762; 763; 764; 765; 766; 767; 768; 769; 770; 771; 772; 773; 774; 775; 776; 777; 778; 779; 780; 781; 782; 783; 784; 785; 786; 787; 788; 789; 790; 791; 792; 793; 794; 795; 796; 797; 798; 799; 800; 801; 802; 803; 804; 805; 806; 807; 808; 809; 810; 811; 812; 813; 814; 815; 816; 817; 818; 819; 820; 821; 822; 823; 824; 825; 826; 827; 828; 829; 830; 831; 832; 833; 834; 835; 836; 837; 838; 839; 840; 841; 842; 843; 844; 845; 846; 847; 848; 849; 850; 851; 852; 853; 854; 855; 856; 857; 858; 859; 860; 861; 862; 863; 864; 865; 866; 867; 868; 869; 870; 871; 872; 873; 874; 875; 876; 877; 878; 879; 880; 881; 882; 883; 884; 885; 886; 887; 888; 889; 890; 891; 892; 893; 894; 895; 896; 897; 898; 899; 900; 901; 902; 903; 904; 905; 906; 907; 908; 909; 910; 911; 912; 913; 914; 915; 916; 917; 918; 919; 920; 921; 922; 923; 924; 925; 926; 927; 928; 929; 930; 931; 932; 933; 934; 935; 936; 937; 938; 939; 940; 941; 942; 943; 944; 945; 946; 947; 948; 949; 950; 951; 952; 953; 954; 955; 956; 957; 958; 959; 960; 961; 962; 963; 964; 965; 966; 967; 968; 969; 970; 971; 972; 973; 974; 975; 976; 977; 978; 979; 980; 981; 982; 983; 984; 985; 986; 9

Top and set-top Piano-box and Concert  
Traps (Abbott style), American Harp  
Pianos

**KEARNEY BROTHERS, Importers and Manufacturers of**  
**A AMERICAN BUGGIES AND CARRIAGES**

**TROTTLING BULKIES.**  
Furries in search of a thoroughly genuine and good style  
wheeler do well to inspect our American Buggy, Cabs,  
rriages, or Express Wagons, before purchasing elsewhere.

**LARGE ASSORTMENT BEST AMERICAN HARPIES.**

**SHOWROOMS, WINDYARD-SQUARE,**  
**BARRON, MOXLEY, and CO.,**  
101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1

**B**aby Colts, \$115; bay grand Van Hornes, \$25. WOODLAND  
Horse Co., athletic bays and Saddle Horses, \$25; for the  
best Horse in town, \$40; trial. WOODLAND  
Horse, Spring-cart, and Harness, \$15; Painted  
Horse, and Harness, \$25. KNIGHT, 257, Commercial  
COVERED Hawker's Wagon, on leather Horse, and  
fittings and harness \$15; a bargain. KNIGHT  
LIGHT Modified PHANTOM, \$25; Double and Single  
seats, verbal Description, \$30; Addition, \$2. KNIGHT  
FOR SALE, a first-class HORSE, HARNESS, and  
SADDLE, for the sum of \$60. Apply Publishers, Clay  
Illustrated, Harperist.  
AMERICAN Express WAGON, Horse, and Harness  
cheap for cash. Elder, blacksmith, Union-st., Fremont.  
**S**CREENED CHAFF. SCREENED CHAFF.  
We are your superior granular chaff and blend chaff  
anywhere. J. R. Harris and Co., Superior chaff and granular  
chaff.







INDEX TO ADVERTISEMENTS.

ments ... 2 Machinery ...

MONDAY, DECEMBER 6, 1890.

candidate in a remote country district the electors, the other day, that he had come forward to advocate the rights and liberties of the people, "to put down squating monopolies, and to distribute the lands among the people." He added that "the population of this colony was over 700,000 souls, the lands were monopolised—almost all them—by 8421 squatters." It is curious to observe what a tendency exists

—

the subject of discussion. There are some who hold that not an acre of the public land should be alienated, but that the whole of the vast property should be retained by the State; that occupation should be permitted only under some form of leasehold tenure; and that every effort should be made to develop a revenue from rents, which, as settlement advanced, should serve in place of taxation. At the other pole we have men, the candidate referred to, who seem to utterly reject the idea of a "public estate," who are impatient to see the territory distributed among the people." There are evils of some magnitude in the way of carrying either policy into effect; but without doubt those which would interfere with execution of the distribution, previous

CONFIDENCE BLUE MOUNTAIN

ow is the distribution to be effected? Is land to go to the people, or are the people to go to the land? There are about 100,000,000 acres unalienated, and about 10,000,000 "souls" awaiting the distribution. Each soul to be planted in the midst of 22½ acres? Is an equal area to be awarded each, or is the distribution to be governed by considerations of quality as well as quantity? In either case there would be a dispersion of population rather than a concentration of the land, unless the hundreds of thousands of souls now crowded in the towns, and for that other persons unable to turn their respective patches of soil to profit, were permitted to sell their land to the people who were able (which would bring out, *proprio loco*), or were allowed to let their

The GREATEST LAND SALE of the YEAR  
on the GROUND.

ing what is already being done by the Government). If the population were all dispersed, what would become of the towns if it were not dispersed, and all sums raised by the sale or letting of the distributed property passed into private hands instead of public treasury, whence, except from private pockets, would come the funds for making roads and bridges, constructing necessary works, and defraying the expenditure which the Government, as steward for the public estate, has incurred in its administration and improvement? The idea of a distribution, moreover, ejects the idea of a purchase; distribution must be by free gift, and it will be impracticable. How can Jax, the lumberer, get his 225 acres if he is to pay for it? And how can Jax

DAY, 18th. WATKIN, Auctioneer.

their respective shares until they pay; present. But then, again, if the land is to be distributed amongst the 750,000 souls now in the colony, there not a suspicion of injustice to the 400,000 who were here a few years ago in opposing the process for the benefit of the 350,000 later arrivals? If not, and if the arrivals have just as good a right as their predecessors had, can it be just to annihilate and shut out, by a distribution now the basis or claims of the millions yet to come? Can candidate professors to advocate the distribution of the lands upon equitable principles. It may be doubted whether he, and others who put forth similar notions (for he does not stand alone), have given the subject that

# NEW INSURANCE COMPANY.

the true interest of the colony lies in preventing the premature distribution of its territory, not in promoting it. There are just as many reasons in kind, if not in degree, against the monopoly of the land by 1,000 "souls" as against its monopoly by 10 "squatters." The handful of people who happen to be here just now have no more right to be put in place of the population that will cover the country 50 years hence than a few thousands of our present colonists have to stand in the place of the few hundred thousands. When the smallness of the existing community is considered in connection with the extent of the territory under its control, the uncolonized value of the re-

Australian Mutual Provident Society.  
2nd December 1880.

the certainty that it will be populated, not only nature increase, but the immigration from crowded countries of the old world, it is not beyond dispute, not to say denial, that policy of justice as well as expediency is to increase the public estate from waste, and abuse and with a view to future requirements and possibilities.

The land laws of 1861 in some degree admitted this. The one regulated the alienation of land, but the other provided for leasehold occupation. So far forth there was a rejection of the distribution theory. The idea of a public estate, which should be administered in the interest of the public, was acknowledged. The great mistake then made was in under-estimating the possible leasehold value of that estate under sound principles of

**—**

**COMMUNIST CARRIAGE PROPER**

to a shadow of settlement. The mistake was to come from a half-understanding of the circumstances, and from the power of theory to attract attention from facts. It was the theory of those days that water would run up hill, that self-interest was inactive and hampered, that the power of capital could be realized by a previous network of artificial legislation; that the Government, unaided by the individual, could set its stake and win it too. Almost everybody sees through that theory now, and some of the ideas which were elbowed out of the way in 1846 are now beginning to be recognized. Many people perceive, and not a few are ready to affirm, that it was not only injurious, but unnecessary, in the interests of genuine settlement, to throw open the whole territory to

be battled with and overcome at the outset.

desired is, that men should act upon their  
own knowledge, shake themselves free from  
old false theory, and do what may yet be  
done to save the public estate. A large por-  
tion of it still remains comparatively unexposed  
to attack by the free selector on the one











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**THE GREAT LAND**

[illegible]







**DALMAIN**—To LET—6—IN

**BALMAIN.**—To LET, a 6-roomed HOUSE, near Ferry; water, gas, &c. Mrs. Whitehead, Mullins-street.

**BALMAIN.**—FURNISHED 5 ROOMED HOUSE, 40 x 80, 3 floors, comfortable dwelling, gas and water, 215 Cambridge-st., 1st floor.

**BALMAIN.**—FOUR-ROOMED HOUSE TO LET, Alexandra-street, Surry Hills. Key at hotel opposite, or 152, Cambridge-st.

**BALMAIN.**—FURNISHED 4-ROOMED COTTAGES, attic, kitchen, and bathroom, rent 2s. Per Cottage, Colborne.

**BALMAIN.**—FURNISHED COTTAGE, rent 1/1 in per week. Apply Glen Collin Cottage, 211 George-st.

**BALMAIN.**—FURNISHED, LAWRENCE COTTAGE, 4 rooms, garden; rent, 2/1. George-street, Waterloo; bus garage door.

**BALMAIN.**—HOUSE TO LET, Bourke-st., op. Thurlow-terrace.

**H**OUSES, 184, 214, Mary-st.; 8HOP, 206, Handel-st.  
21, Mary-st., Albion-st.; or cr. Randle-st. and Railway-pl.

**H**OUSE to LET, 5 rooms, shed, city water, balcony,  
St. Mark's school, Darling Point. Rent, 13s; "bas. id.

**L**ARGE STORE and OFFICE to LET, King-street  
West, every convenience. W. Howard Smith and Son.

**M**ACQUARIE-ST. North.—Family RESIDENCE is  
LET, furnished. T. J. Thompson and Son, 120, Pitt-st.

**M**OOKE PARK.—HOUSE, eight Rooms, hall, bath-  
room, kitchen, washhouse, balcony. Apply next door.

**M**ERCANTILE OFFICES AND SAMPLE ROOMS  
**VICTORIA-CHAMBERS**, Hamilton-street, of Pitt and Hunter streets, in the very centre of commerce; each four square feet, with separate roof; fitted with gas, water, and all conveniences; to permanent tenants the rent will be low. Apply to the storekeeper, Imperial-chambers, 91, Pitt-street.

**N**EW HOUSES to LET: rent 12s, 2 doors past Railway View Hotel, Wells-street, Reform.

**N**ORTH SHORE.—COTTAGE, 5 good rooms, Arthur-street, near Wesleyan Church; rent, 14s. Key next door.

**O**FFICES to LET, Soull's-chambers, 177, Pitt-street.

Apply on the premises.

**O**FFICES to LET, every convenience, water, &c. Brown and Shaw, printers, 271, Pitt-street, next School of Arts.

**O**FFICES, Hunter and Bligh streets (over Swan's); convenient; moderate. Apply to occupant.

**P**ADDINGTON, Underwood-street, HOUSE, 6 rooms, kitchen, laundry, 17s 6d. Apply 131, Fothergill-street, W. 10/10.

**P**ETERSHAM.—To LET, COTTAGE, 4 rooms, kitchen, 10 minutes' from station. Robert Miller, 66, Clarence-street.

**P**ARK ROAD.—To LET, ZARAHVIEH, containing 9 rooms, bath, washhouse, large yard, copper, stove,

**S** HOP to LET, in Pitt-street, with Dwelling; rent 50s weekly. Pringle, agent, News-chambers, Pitt-street.

**T** O LET. No. 33, Phelps-street, Surry Hills, 6 good rooms, balcony, back entrance; rent 15s.

**T** O LET, LINDUM HOUSE, 6 rooms, bath, and gas 48, Castlereagh-street.

**T** O LET, 6-roomed HOUSE, gas, water, bath, copper, 3, Byrlstone-terrace, Church-street, Newtown.

**T** O LET, HOUSES, Edward-street, Pyrmont, 17s 6d, 15s, 11s, 12s, and 11s. William Day, Western Pyrmont.

**22-3** 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796

**TO LET**, two semi-detached VILLAS, Greenfield-street, Croydon. Apply William Day, 144, Pitt-street.

**TO LET**, new 6-roomed HOUSE, every convenience. Foryth-street, Globe Point. Key next door, No. 8.

**TO LET**, 196, Victoria-street, near William-street, 4 ROOMS, kitchen, 16s.

**TO LET**, comfortable COTTAGES; rent, 9s. E. Shaw, Pitt-street, Redfern, 'bus stand.

**TO LET**, new HOUSE, Victoria-street, 10 rooms, bath, rent, £130; taxes paid. P. Neesh, 5, Spring-street.

**TO LET**, 131, Gipps-street, Surry Hills, 7 rooms, bath,

**T** large yard, see: any main door.  
**T** TO LET, a DWELLING, gas, bath; also, shop and Dwelling and Butcher's shop. Ziona, 408, George-street.  
**T** TO LET, 118, Bourke-street. Apply to Mrs. Swaney, opposite.  
**T** TO LET, a 6-roomed HOUSE, balcony, verandah, washhouse, and copper. Apply 10, Kippax-street.  
**T** TO LET, HOUSE, 2 rooms and kitchen. Apply 57, Prince-street.  
**T** TO LET, Clyde Cottage, Derwent-street, Gلبه. Apply J. Graham, May Villa, Westmoreland-street, Gلبه.

**TO LET,** No. 243, Crown-street, 3 doors south of Oxford-street; every convenience. Apply 341.

**TO LET,** 115, Albion-street, 6 rooms, cellars, outhouses; low rent to good tenant. T. M. Alcock, Haymarket.

**TO LET,** a small HOUSE, 3 apartments; rent low. Apply 338, Elizabeth-street.

**TO LET,** 6-roomed HOUSE, and kitchen, bath, gas, and splendid view; 18s per week. 45, Newtown Road, Durrington.

**TO LET,** a new HOUSE, corner Glensmore Road; rent, 16s. Apply Johnson's Hotel, Oxford-street.

**TO LET,** 6-roomed HOUSE, 16a, Crown-street, Slarry

**TWO** LET, a 4-roomed HOUSE, close to tramway, near Moore Park. Apply 46, Hatchinson-street.

**TWO** LET, HOUSE, 2 rooms, rent 6s. Inquire at E. Clarke and Co.'s, 198, Oxford-street.

**TWO** LET, 6-roomed HOUSE: balcony, large yard, 66, Prince-street. Apply promiscue.

**TWO** LET, a HOUSE of three rooms. Apply A. Snel, Devonshire and Kilby streets.

**TWO** HOUSES, splendid order, 6 and 8 Rooms, balconys. 48, and 48, Buckingham-street.

**T**O LET, DREUMAH, Double Bay. Apply to **Beass and Miles**, accountants, No. 58, Margaret-street, Sydney.

**T**O LET HOUSE, No. 445, in Crown-street, **Burry Hills**. Apply to **Beass and Miles**, accountants, Margaret-street.

**T**O LET, 4-roomed **Furnished House**; also **Furnished ROOM**, with or without board. 34, Hunter-street.

**THE PICK** of Oxford-street.—Double-fronted **SHOP** and **DWELLING** to LET. Apply **EDWARD HORDEN**, 664, BRICKFIELD-HILL.

**TO CAB PROPRIETORS, YANMEN, &c.**—To LET, in Gordon-street, near Oxford-street, **HOUSE**, 4 rooms, kitchen, large yard. Apply on the premises, between 9 and 11 o'clock.

**TO LET,** good new 4-roomed HOUSES, front garden, 2 rooms, kitchen, verandah, large verandah at back, large rear, plenty room for stables; rent, 15s 6d per week. O. L. Smit, Walker-street, Redfern.

**TO LET,** at Petersham, a nice COTTAGE, with 4 rooms, kitchen, washhouse, paddock, and abundance of water, opposite Public school, New Cook's River Road. Apply David McCall, 14, Hunter-street.

**TO LET, HOUSE,** Mary-street, ST. PETERS, COOK'S RIVER ROAD, 9 rooms, kitchen, servant's room, bath, and laundry, gas, plenty of water; RENT, LOW. F.

**C**unningham, Pitt-street; or, on premises.

**T**O LET, five-roomed **COTTAGE**, at Brighton, near Melbourne; gas, water, bath, piano, garden; furnished, \$60s per week; unfurnished, \$1. Apply Miss Cowen, Wilkes-street, Brighton, Victoria.

**T**O LET, excellent **Business PREMISES**, corner Shop and Dwelling, in Blane and Auckland streets, city of Newcastle; has been doing one of the best grocery trades for five years; may be had on lease or otherwise; easy terms. Apply to Burnage and Son, Newcastle.

**T** O L E T

Miss J. M. Thompson, 1, Long-street, Sydney, N.S.W.

House, 14, Kilmorie-street, 7 rooms; 12 week  
Ditto, St. Ann's-terrace, Glebe Point, 7 rooms, gas, water, bath  
6s.; 21s week  
House, Crown-street, Surry Hills, 8 rooms  
Ditto, Elizabeth-street, 6 rooms; 14s week  
Ditto, Rushcutter Bay; 10s and 12s 6d week  
Ditto, Pyrmont; 14s and 12s week  
House and Cottage, Paddington; 16s and 7s week  
House and Shop, Newtown, 6 rooms; 20s week  
House, Surry Hills, 12 rooms; 12s week  
Cottage, North Shore, 4 rooms; 12s 6d week  
House, Waterloo Estate, 5 rooms; 12s week  
Cottage, Woolahra, 4 rooms; 8s week  
Office, Vaughan-chambers, King-street; 7s 6d week

Land, Kent-street, 3 years lease  
Ditto, North Shore, corner allotment.

Apply H. VAUGHAN, Auctioneer and Agent,  
182, King-street.

**TO LET,** furnished, the **MOUNTAIN RESIDENCE** of B. C. WANT, Esq., situate of LAPSTONE HILL, with a beautiful view, overlooking the entire county of Cumberland. The House is built of stone, and possesses a never-failing supply of water, conserved in underground tanks, hewn out of the solid rock.

This **ARISTOCRATIC RESIDENCE** is situated in one of the best and most healthy positions on the mountains, being 1000 feet above the level of the sea, and commands a magnificent view of the whole of the **CONVALLS** platform above on the property.

from which trains run to and from the city occupying only one hour and a half on the journey.

The PROPRIETOR, leaving shortly for Europe, is desirous of letting the above snug residence, FURNISHED, at a moderate rental to a tenant who will improve, and add to what nature has so elaborately provided.

The FURNITURE is equal to new, and of a thoroughly substantial character.

Full particulars to be obtained from

Harris and Ashman,  
Auctioneers,  
107, Pitt-street.

**TO LET, A COACH-HOUSE AND STABLE.** Apply

47, Buckingham-street, Strawberry Hill.  
**TO LET, 9 acres market GARDEN; supply of water for**  
 irrigation. Apply W. Johnson, Kinggrove, n<sup>y</sup> Canterbury.  
**VOOGE HILL ESTATE.**  
UPSET PRICE, 255 PER ACRE.  
TORRENS' ACT TITLE.  
AUCTION SALE AT THE ROOMS.  
NEXT WEDNESDAY, AT 11 O'CLOCK.

LITHO. WITH VIEWS NOW OBTAINABLE.  
HARDIE and GORMAN,  
120, Finsbury-street.  
**K**EGWORTH ESTATE CLEARANCE SALE,  
PETERSHAM and SUMMER HILL.  
AUCTION SALE, MONDAY, 12th DECEMBER.  
ELEVATED LAND. EASY TERMS.  
HARDIE and GORMAN.  
SALE

STOKES' PADDOCK, CLEARANCE SALE.  
PETERSHAM RAILWAY STATION.  
AUCTION SALE, MONDAY, 18th DECEMBER.  
HARDIE and GORMAN.  
WEDNESDAY, 19th DECEMBER.  
CLEARANCE SALE, BLACKFRIARS ESTATE.  
HARDIE and GORMAN.

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